

- Retail and Service
- Manufacturing and Industrial

It is the intent of this section that if any use or class of use is not specifically permitted in a district as set forth below, it shall be prohibited in that district. Additional uses may be added upon request to the Planning Board which will send a recommendation to the Board of Commissioners for its consideration. The meanings of the entries in the table are as follows:

- (1) “P” indicates the use is permitted and a Zoning Permit may be obtained after approval by the Zoning Administrator or such other compliance as is required by this ordinance.
- (2) “C” indicates the use is permitted with the issuance of a Conditional Use Permit by the Board of Commissioners in accordance with Section 5.12.
- (3) The column on the far right, labeled “See Section,” references certain requirements of this ordinance and/or definition that applies to the listed use. This column is not intended to include an exhaustive list of all provisions of this ordinance which apply to the listed use.
- (4) The listing of a use in the Table of Permitted Uses in no way relieves that use of having to meet all local, State, and Federal laws pertaining to the establishment and operation of that use.

USE	R-1	R-2	R-3	C-2	C-3	OMU	SECTION
Residential							
Accessory buildings or structures	P	P	P	P	P	P	5.10, 12.3
Boarding house	C	P	P	P		P	12.3
Family-care home	C	C	C	C		P	
Greenhouse, noncommercial	P	P	P	P		P	
Home Occupation	P	P	P	P		P	12.3
Independent Living facility	C	P	P	P		P	
Manufactured home on individual lot			P				
Manufactured home park			P				
Modular home	P	P	P	P		P	12.3

Multi-family dwelling (apartment, duplex, townhouse, etc.)		P	P	P		P	5.3, 5.4
Rooming house	C	P	P	P		P	12.3
Single-family dwelling	P	P	P	P		P	5.2
Office, Institutional & Government Facilities						P	
Adult daycare facility				P		P	12.3
Animal hospital or veterinary clinic,  excluding open kennels on premises				P	P	P	
Assisted living/skilled care facility	C	P	P	P	P	P	
Banks and financial institutions				P	P	P	
Civic & fraternal organizations & lodges				P	P	P	
Colleges, vocational & trade schools				P	P		
Community centers	C	C	C	C	P	P	
Fire and Police stations				P	P	P	
Government buildings and land		C	C	P	P	P	
Hospitals, medical clinics				P	P	P	
Libraries, museums & art galleries	C	C	C	P	P	P	

Newspaper offices and printing plants incidental to such offices				P	P		
Offices: business, professional, medical and dental				P	P	P	
Private schools/daycare centers/after school programs				P		P	12.3
Public parks with associated facilities	P	P	P	P		P	
Religious institutions	C	C	C	P	P	P	
Schools: public elementary, junior and senior high	C	P	P	P			
Retail and Service							
Appliance sales & service, no outside storage				P	P	P	
Auto repair and paint shops				P	P		
Auto sales				C	P		
Bakery				P	P	P	
Bar/pub				P	P	P	
Bed and Breakfast establishment	P	P	P	P	P	P	12.3,5.2,5.3
Bicycle sales and repair		P	P	P	P	P	
Bowling alley				P	P	P	
Building/home improvement supply store				P	P	P	
Bus terminal				P	P		
Car wash				P	P	P	

Commercial recreational facility				P	P	P	
Convenience store, without gas sales				P	P	P	
Cosmetology				P	P	P	12.3
Dance or music hall within an enclosed building (excluding sexually-oriented businesses)				P	P		
Dry cleaning, laundry services				P	P	P	
Electronic gaming					P		
Fitness center				P	P	P	
Florist				P	P	P	
Funeral home				P	P	P	
Gas station				P	P		
General merchandise store with a maximum of 10,000 square feet				P	P	P	
Gift/novelty shop				P	P	P	
Greenhouse, commercial				P	P		
Grocery store				P	P	P	
Gunsmith				P	P	P	
Hotel/motel				P	P		12.3
Inn		P		P	P	P	5.3,12.3
Junkyard					P		12.3
Kennel – Indoor (Amended 10/9/2017)					P		

Kennel – Outdoor (Amended 10/9/2017)					P		
Landscaping				P	P		
Locksmith				P	P	P	
Medical supply store/Pharmacy				P	P	P	
Mobile food vendor				P	P	P	12.3
Music and dance studios				P	P	P	
Nursery, retail and wholesale				P	P		
Office supply & equip.: sales and service				P	P	P	
Parking lot (as principle use)				P	P		
Paving and grading				P	P		
Portrait studios				P	P	P	
Produce/fruit stands (retail)				P	P	P	
Radio and TV stations, studios, offices				P	P		
Restaurants: seated, carry-out, catering, delivery (drive-through excluded)				P	P	P	
Self-storage buildings				C	P		12.3
Sign painting and fabricating shop				P	P		
Tailor				P	P	P	
Tattoo parlor & body-piercing establishment					P		
Taxi service				P	P		

Taxidermy, service and supplies				P	P	P	
Telephone exchange with service or storage yard contained within the building				P	P	P	
Theaters, indoor (screened and live performances) <b>(Amended 7/11/2019)</b>				P	P	P	
Theaters, outdoor (screened and live performances) <b>(Amended 7/11/2019)</b>				P	P	P	
<b>AGRICULTURAL USES (Amended 11/1/2018)</b>							
Barn as principal building with maximum 2 stalls per acre <b>(Amended 11/1/2018)</b>						P	
Pastures				P	P	P	
Orchards				P	P	P	
Manufacturing and Industrial							
Contractors offices, including sheet metal, roofing, plumbing, heating and air conditioning, but excluding open storage				P	P	P	
Food manufacturing				P	P	P	
High impact land-use					P		12.3
Manufacturing establishment whose operations are wholly and permanently conducted within				P	P	P	12.3

an enclosed building and are not high impact land-uses							
Printing, publishing and reproducing establishment				P	P	P	
Storage trailers and containers					P		

**Section 5.16 Conditional Districts**

This Ordinance provides for uses that are subject to the use meeting conditional requirements approved by the Board of Commissioners. The purpose of having such uses being “conditional” is to ensure that they would be compatible with surrounding development and in keeping with the purposes of the general zoning district in which they are located. Those uses shown as conditional in the Permitted Use Table in Section 5.12 shall be subject to the requirements and review process in this section.

**Section 5.17 Approval Process**

- (1) An application for a Conditional District shall be filed with the Zoning Administrator.
- (2) A complete application shall be submitted by the Zoning Administrator to the Board of Commissioners for a public hearing.
- (3) Notice of public hearing for all Board of Commissioners proceedings shall be given as follows:
  - (a) Notice shall be sent by first class mail to all adjacent property owners describing the request at least 10 days prior to the public hearing.
  - (b) A notice shall be published once in a newspaper having general circulation in the City at least 10 days but not more than 25 days prior to the public hearing.
- (4) The Board of Commissioners shall hold a public hearing to consider the application and information provided by the public and the applicant(s)
- (5) The Board of Commissioners may, in its review, suggest reasonable conditions to the location, nature and extent of the proposed use and its relationship to surrounding properties, parking areas, driveways, pedestrian and vehicular circulation, screening and landscaping, timing of development and any other appropriate conditions.
  - (a)
    - (1) Effect of Approval; Other Special Provisions for Conditional Districts If an application for the Conditional District is approved by the Board of Commissioners, the owner of the property shall have the ability to develop the use in accordance with